

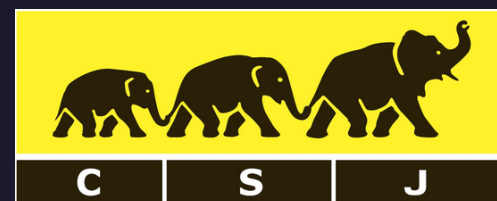


FOR SALE

**22 Gloucester Road
Kingston KT1 3SJ**

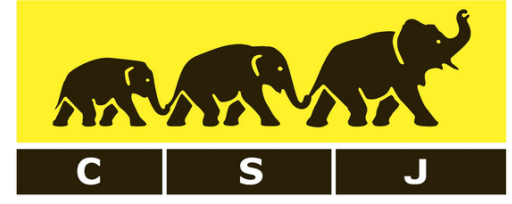
INVESTMENT / DEVELOPMENT OPPORTUNITY

On instruction by



Established 1976





The Property

Title Nos: SY82159 – 22 Gloucester Road KT1

Substantial detached residential property currently C4 use HMO in fair condition with wide frontage and off-street parking

GIA: 609 Sqm (6,555 sq ft)

Plot size: 0.393 acres

Tenancies

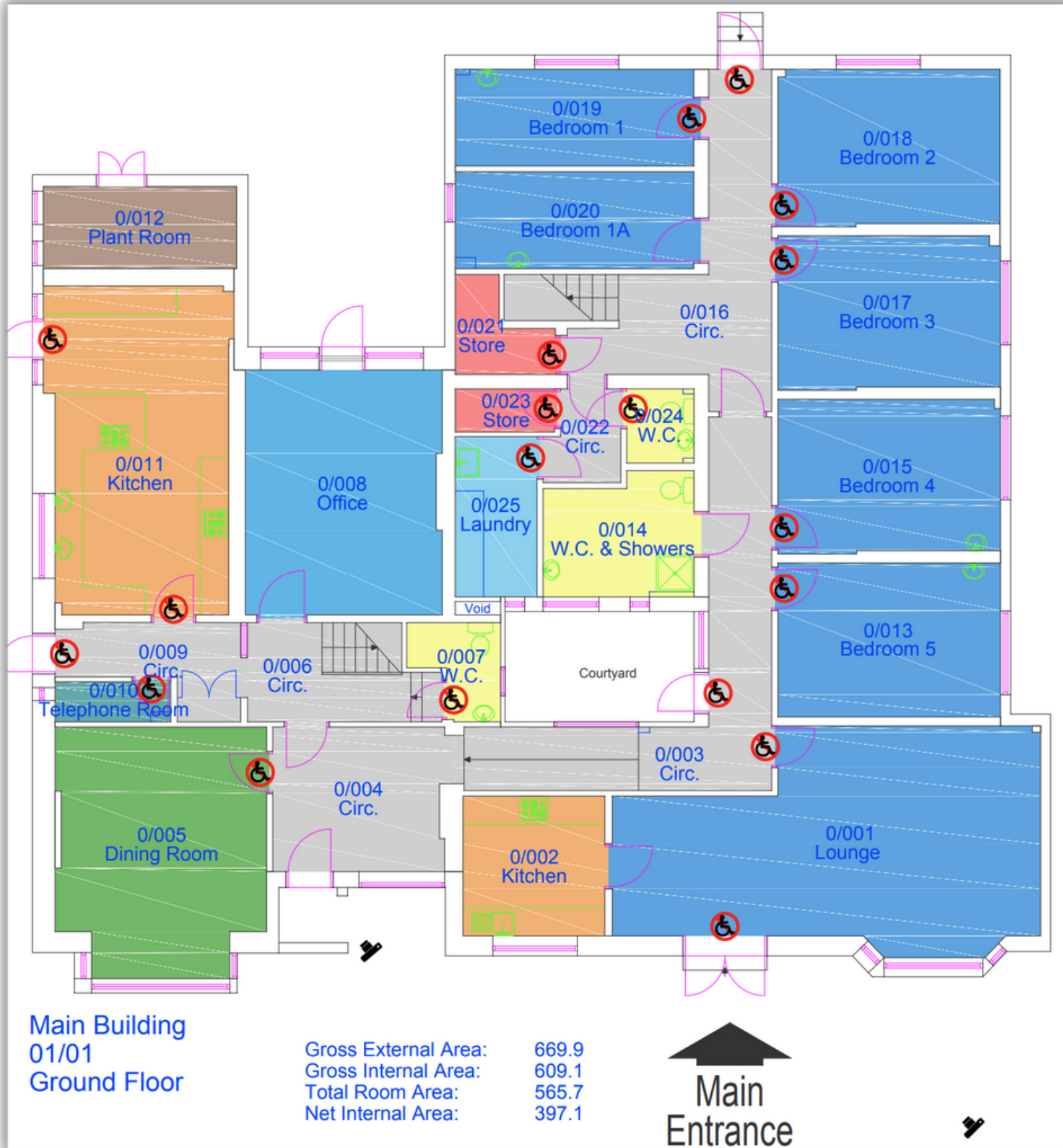
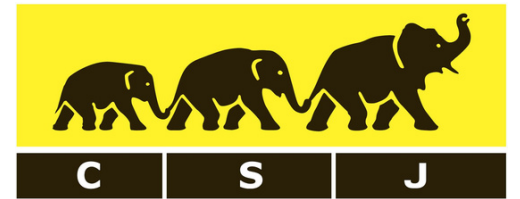
The property is let on a short-term basis producing £86,280 p/a

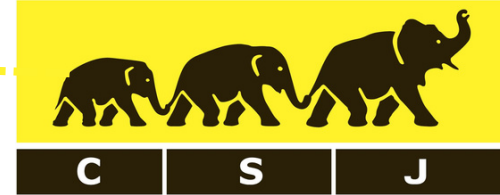
Location

- The property is situated at the Northern end of Gloucester Road close to its junction with Coombe Lane West
- The centres of Kingston, Richmond and Wimbledon are all easily reached with good bus and rail links.
- Richmond Park is just 0.8 miles away and offers around 2,500 acres of open space and is one of London's Royal Parks, known for its wild deer.
- Norbiton railway station is just 0.2 miles away providing a regular link to London Waterloo (25 mins) with approx. four trains an hour at peak times.
- The property is also conveniently located for several highly regarded local schools including Rokeby, Tiffin, Coombe Girls (Outstanding) Coombe Hill Juniors (Outstanding) and Kingston Grammar.



The Existing Plans (not to scale)





No 20 Gloucester Road (next door)

CSJ are also instructed to sell the neighbouring property at No 20 (privately owned).

An extended seven-bedroom house with a GIA of approx 371 sqm (3,955 sq ft)

Joining the sites increases the overall plot to 0.585 acres

Potential

The below is our opinion only and any change of the existing use would be subject to the relevant planning consents

- Retention of the existing use and extension creating additional HMO rooms, care facility, nursery, medical practice
- Comprehensive redevelopment creating a new build apartment scheme

Planning

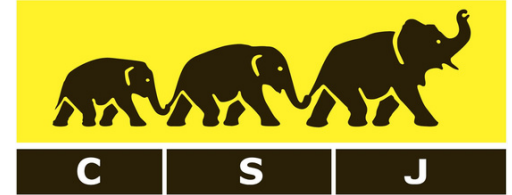
Existing property: C2 & C4

In 2018 a planning application on both 20 & 22 Gloucester Road was submitted to the Royal Borough of Kingston Upon Thames and subsequently refused for ...

Demolition of the existing buildings and the erection of a three/four-storey building comprising nineteen apartments and a terrace of five two/three-storey dwellings with access, parking and amenity space. REF: 18/14391/FUL

Desktop research on the planning portal shows no other recent application within the last 10 years - Interested parties must rely on their own investigations to the the local authority





Planning Restrictions

Listed building – No

Flood Zone – No

Conservation Area – No

Artical 4 Area – No

Interested parties should rely on their own investigation to the local authority

Other Information

Council Tax Band: H

Energy Performance: TBC

Viewings

Strictly by appointment only

Contact sole agents Christopher St James

020 8545 0591 – developments@csj.eu.com

Terms (No 22 only)

We are instructed to invite offers on an unconditional basis only

Delayed completions may be considered subject to negotiation

Guide Price £2,000,000 for the Freehold interest with vacant possession



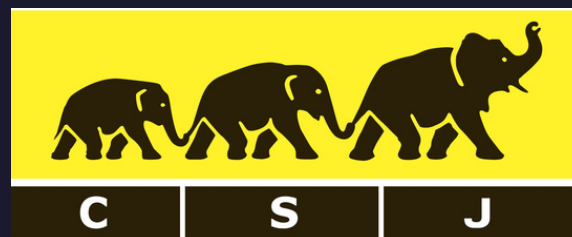


Contact us

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